

169.0

0007

0016.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

701,300 / 701,300

USE VALUE:

701,300 / 701,300

ASSESSED:

701,300 / 701,300


Patriot
Properties Inc.
PROPERTY LOCATION

No	Alt No	Direction/Street/City
15		VALENTINE RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1: BRIGGS KRISTINE D	
Owner 2:	
Owner 3:	

Street 1: 15 VALENTINE RD

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: N

Postal: 02476 Type:

PREVIOUS OWNER

Owner 1: BROWN SUSAN J-ETAL -

Owner 2: GASBARRO JAMES -

Street 1: 154 LYNNWAY #518

Twn/City: LYNN

St/Prov: MA Cntry:

Postal: 01902

NARRATIVE DESCRIPTION

This parcel contains 5,000 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1920, having primarily Aluminum Exterior and 1378 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrooms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5000		Sq. Ft.	Site		0	70.	1.14	7									399,000						399,000	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
101	5000.000	299,000	3,300	399,000	701,300		112112
							GIS Ref
							GIS Ref
							Insp Date
							04/24/18

PREVIOUS ASSESSMENT									Parcel ID	169.0-0007-0016.0	Date
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes		
2020	101	FV	299,100	3300	5,000.	399,000	701,400	701,400	Year End Roll		12/18/2019
2019	101	FV	236,400	3300	5,000.	399,000	638,700	638,700	Year End Roll		1/3/2019
2018	101	FV	240,100	3300	5,000.	336,300	579,700	579,700	Year End Roll		12/20/2017
2017	101	FV	240,100	3300	5,000.	307,800	551,200	551,200	Year End Roll		1/3/2017
2016	101	FV	240,100	3300	5,000.	262,200	505,600	505,600	Year End		1/4/2016
2015	101	FV	234,400	3300	5,000.	228,000	465,700	465,700	Year End Roll		12/11/2014
2014	101	FV	233,400	3300	5,000.	210,900	447,600	447,600	Year End Roll		12/16/2013
2013	101	FV	245,100	3800	5,000.	200,600	449,500	449,500			12/13/2012

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
BROWN SUSAN J-	1323-98		7/21/2006	Change>Sale	380,000	No	No		
	977-141		11/1/1983		26,000	No	No	A	

BUILDING PERMITS										ACTIVITY INFORMATION							
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name					
7/10/2013	1052	Manual	4,500	C					4/24/2018	Meas/Inspect	CC	Chris C					
8/30/2006	729	Renovate	29,500			G8	GR FY08	REDO KIT 1BTH ADD	12/2/2008	Measured	355	PATRIOT					
									11/14/2006	Permit Visit	BR	B Rossignol					
									11/13/2006	MLS	MM	Mary M					
									12/28/1999	Mailer Sent							
									12/13/1999	Measured	243	PATRIOT					
									1/1/1982		GP						

Sign: VERIFICATION OF VISIT NOT DATA _____ / _____ / _____

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH					
Type:	6 - Colonial			Full Bath:	1	Rating:	Very Good									UnSketched SubAreas: WDK:	
Sty Ht:	2A - 2 Sty +Attic			A Bath:		Rating:											
(Liv) Units:	1	Total:	1	3/4 Bath:		Rating:											
Foundation:	2 - Conc. Block			A 3QBth:		Rating:											
Frame:	1 - Wood			1/2 Bath:	1	Rating:	Average										
Prime Wall:	3 - Aluminum			A HBth:		Rating:											
Sec Wall:		%		OthrFix:		Rating:											
Roof Struct:	1 - Gable			OTHER FEATURES													
Roof Cover:	1 - Asphalt Shgl			Kits:	1	Rating:	Good										
Color:	WHITE			A Kits:		Rating:											
View / Desir:				Fpl:	1	Rating:	Average										
GENERAL INFORMATION				WSFlue:		Rating:											
Grade:	C - Average			CONDOS INFORMATION													
Year Blt:	1920	Eff Yr Blt:		Location:													
Alt LUC:		Alt %:		Total Units:													
Jurisdct:		Fact:	.	Floor:													
Const Mod:				% Own:													
Lump Sum Adj:				Name:													
INTERIOR INFORMATION				DEPRECIATION				REMODELING				RES BREAKDOWN					
Avg Ht/FL:	STD			Phys Cond:	GD - Good		18.	Exterior:		No Unit	RMS	BRS	FL				
Prim Int Wall:	2 - Plaster			Functional:		%		Interior:		1	7	3	M				
Sec Int Wall:		%		Economic:		%		Additions:									
Partition:	T - Typical			Special:		%		Kitchen:									
Prim Floors:	3 - Hardwood			Override:		%		Baths:									
Sec Floors:		%		Total:	18.6	%		Plumbing:									
Bsmnt Flr:	12 - Concrete			CALC SUMMARY				Electric:									
Subfloor:				Basic \$ / SQ:	125.00			Heating:									
Bsmnt Gar:				Size Adj.:	1.35000002			General:									
Electric:	3 - Typical			Const Adj.:	0.98000199			COMPARABLE SALES									
Insulation:	2 - Typical			Adj \$ / SQ:	165.375			Rate	Parcel ID	Typ	Date	Sale Price					
Int vs Ext:	S			Other Features:	82500												
Heat Fuel:	2 - Gas			Grade Factor:	1.00												
Heat Type:	5 - Steam			NBHD Inf:	1.00000000												
# Heat Sys:	1			NBHD Mod:													
% Heated:	100	% AC:		LUC Factor:	1.00												
Solar HW:	NO	Central Vac:	NO	Adj Total:	367326												
% Com Wall:		% Sprinkled:		Depreciation:	68323												
				Depreciated Total:	299004												
MOBILE HOME				WtAv\$/SQ:		AvRate:		Ind.Val:									
Make:																	
Model:																	
Serial #:																	
Year:																	
Color:																	
SPEC FEATURES/YARD ITEMS																	
PARCEL ID 169.0-0007-0016.0																	
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value
3	Garage	D	Y		111X18	A	AV	1920		27.63	T	40	101			3,300	
More: N	Total Yard Items:	3,300		Total Special Features:					Total:			3,300					
IMAGE AssessPro Patriot Properties, Inc.																	